



Keith Chapman
Town Manager

TOWN OF NEWINGTON

200 GARFIELD STREET
NEWINGTON, CONNECTICUT 06111

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MAYOR BETH DELBUONO

Robert O. Kypko
Town Clerk

NEWINGTON TOWN COUNCIL REGULAR MEETING MEETINGS

Tuesday, February 8, 2022, 7:00 P.M.

This meeting was presented as a Zoom Webinar/Meeting.

Mayor DelBuono called the meeting to order at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

- Councilor Braverman
- Deputy Mayor Budrejko
- Councilor Camillo
- Councilor Donahue
- Councilor Manke
- Councilor Nagel
- Councilor Page
- Councilor Radda
- Mayor DelBuono

Also present:

- Janet Murphy, Director of Finance
- Steve Kosofsky Assessor
- James Krupienski, Town Clerk
- Susan Gibbon, Council Clerk

III. APPROVAL OF AGENDA

Motion by Councilor Manke to move Item VIII.A and IX.A and IX.B to after Remarks by Councilors On Public Participation. Seconded by Councilor Camillo. Motion passed 9-0. Motion by Councilor Manke to approve the agenda as amended. Seconded by Councilor Braverman. Motion passed 9-0.

IV. AWARDS/PROCLAMATIONS

- A. Retirement – Timothy Cunningham, Police Department

Introduced by Mayor DelBuono

PROCLAMATION

WHEREAS, Timothy Cunningham was hired as a Police Officer for the Town of Newington on May 5, 2005; and

WHEREAS, In June 2008, Officer Timothy Cunningham received a written commendation for a Bertucci's robbery; and

WHEREAS, In 2009, Timothy Cunningham was appointed Student Resource Officer and was appointed to the Youth Adult Council where he served until November, 2013; and

WHEREAS, Officer Timothy Cunningham received an Outstanding Performance/Investigation of the month in December 2011; and

**WHEREAS, On July 23, 2017, Timothy Cunningham was assigned to the Patrol Division; and
WHEREAS, Timothy Cunningham was promoted to Master Police Officer on January 3, 2021; and**

WHEREAS, Master Police Officer Timothy Cunningham received various letters and thank you notes of appreciation from residents, Newington Public Schools and the Department of Human Services; and

WHEREAS, Master Police Officer Timothy Cunningham received commendation letters from surrounding police departments including Wethersfield Police, West Hartford Police, and Middletown Police; and

WHEREAS, After 16+ years of service, Master Police Officer Timothy Cunningham retired from the Newington Police Department on January 31, 2022; and

NOW THEREFORE BE IT RESOLVED, that the Newington Town Council hereby recognizes and extends its sincere appreciation to Master Police Officer Timothy Cunningham for his professional service and dedication to the Town and wishes him the best in his retirement.

Dated in Newington, Connecticut, this 8th day of February, 2022.

Seconded by Councilor Manke. Motion passed 9-0.

- Deputy Mayor Budrejko stated Officer Cunningham served many people in Newington and the surrounding communities. Congratulations on your retirement.
- Councilor Camillo stated he's known Tim for many years. Thank you for all you've done. Good luck in the future.
- Councilor Manke stated he worked with Tim on Youth Adult Council. Excellent officer, sorely missed in town. Good luck on retirement.
- Councilor Page gest of luck
- Councilor Nagel wishes to add his appreciation, represent best of Newington's finest. Thank you so much.
- Councilor Radda echoed what everyone else said. Thank you for your service to our town and our residents. Best of luck in retirement.
- Mayor DelBuono thanked Officer Cunningham for his service at the high school. Thank you for all you've done for our community and all that you've accomplished. Wish you the best in retirement.
- Officer Cunningham thanked the town for being able to serve; highlight of career was working as the Student Resource Officer at Newington High School.

Public Participation (on Proclamation)

- Sue Mazzoccoli, 149 Harris Drive wants to say thank you for Officer Cunningham, especially time as SRO, important time in career.
- Mr. Woods thanked Officer Cunningham for his time and work in Newington. Epitomizes what a police officer should be, especially as SRO. He will be missed. Good luck.

**V. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)
(4 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)**

A. Public Comments

- None

B. Email Correspondence

- None

VI. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION

- None

IX. NEW BUSINESS (Action May Be Taken by Waiving the Rules)

A. Central Connecticut Health District (CCHD) Annual Update / COVID-19 Update

- Charles K. Brown, Director of Health. Town board members Jerry Nagel and Roy Zartarian are on call tonight. Mr. Brown presented the 2021-2022 Annual Update to Member Towns. Local health department for towns of Newington, Berlin, Rocky Hill and Wethersfield, combined 97,000 people. CCHD has been around for twenty-five plus years of service. 14 employees including 3 new COVID-19 grant funded positions. Oversight from 14-member board; Newington has 4 board members; need additional. Each town contributes \$6.60 pp/year. Salaries are the majority of expenditures. COVID 19, 5,816 cases, deaths are 127. Tests for Newington residents 116,478. CCHD has responded to the Opioid crisis by providing help to those in need. CCHD provides environmental health services. CCHD provides AIRS Program for asthma patients; radon kit distribution; lead poisoning prevention. Four member town walking competition – Newington won overall competition for 2021. Because of COVID – we had to do drive through flu clinics. Thank you to our member towns for your continued support.
- Mayor DelBuono stated she learns something new every year when he comes to do this presentation.
- Councilor Nagel stated he appreciates Charles being here and sharing information. Great deal of things you do that people need to be reminded of. What are your thoughts on the Governor removing the mask mandate in schools?
- Mr. Brown stated that he personally and professionally thinks it's too soon to do that. Masking is one of those things that help protect us and helps slow the disease. Looking forward to working with our schools and how to enact changes going forward.
- Deputy Mayor Budrejko thanked Mr. Brown. Your job is to identify, mitigate and hopefully eliminate health risk in the community and my ears perked up when you were talking about motels. Newington has several on the Berlin Turnpike which sometimes make the press, in a good or bad way because of prostitution, drug use or human trafficking. Job requires confidentiality, how closely do you work with human services in towns?
- Mr. Brown stated they work very closely with the town's social services and police department. Overdoses, outreach and follow up. Human trafficking and prostitution are challenging issues. We inspect the hotels every year to make sure they are safe facilities.
- Councilor Radda thanked Mr. Brown and the members of the board for all the work you do. Great presentation. Know that opioid epidemic is public health issue, heroin and fentanyl – where do you see that going. How is the health district involved in housing?
- Mr. Brown stated about 5-6 years ago, intravenous drug use increased and they asked what can we do locally? Brought people together to see how we can work together and make an impact. Have an opioid coalition. During pandemic overdoses spread throughout the communities. There is no typical drug user. This affects all of us. Lots of work still needs to be done. People in recovery need places to go and not relapse. Carol Labrecque is wonderful to work with. Regarding the homeless situation, we have identified people who are homeless and have provide them with necessary services.
- Councilor Page thanked Mr. Brown. How has the opioid crisis affected kids in our area?
- Mr. Brown stated that they don't usually see it in kids. May start to see increase because kids don't know what they are buying. Welcome opportunity to bring my folks to a future council meeting to discuss the issue.

- Councilor Manke stated he wanted to compliment Mr. Brown and his staff for their professionalism.
- Mr. Brown thanked everyone for the opportunity to work with all volunteers especially CERT team. They have done a wonderful job.
- Mayor DelBuono thanked Mr. Brown for tonight's presentation and all his hard work, especially with COVID, thank you Mayor Z and Jerilyn Nagel for being on the call as well.

B. MUNIS Presentation

- Mayor DelBuono stated that several BOE members stated that they were interested in revisiting MUNIS as the Shared Services Committee. Invited the BOE members to be here tonight.
- Town Clerk Krupienski stated that is correct. Mr. Branda was confused as to why he received invite. We didn't realize they had another meeting going on tonight.
- Mayor DelBuono stated that she spoke with Dr. Fletcher about adding this to the agenda and neither of us realized the BOE had scheduled or was going to schedule a special meeting for this evening for budget. For we decided to keep it on the agenda and hear the presentation. Ask James to provide presentation information to Superintendent and members of shared services committee.
- Town Clerk Krupienski stated that Janet Murphy, Director of Finance and Eddie Flaherty with MUNIS are here this evening to provide presentation.
- Mayor DelBuono stated that Mr. Chapman is not on the call tonight; feeling very under the weather and James is filling in, in his absence.
- Janet Murphy stated she was asked to revisit this topic; addressed by BOE last August. Want to present current status and how everything works between the town and the BOE. It is a lot of work to coordinate the transactions with the BOE; duplicate entries. BOE uses Alio and Frontline and Town uses MUNIS. Town does budgeting through MUNIS; not sure how the BOE does their budgeting. Common financial system would eliminated need for monthly reconciliation between BOE and town. BOE would have access to financial information. This would simplify auditor's reconciliation at year end. There was a memo given to BOE last year when they discussed going to MUNIS or not going to MUNIS. I took that memo and added a third column because things changed since then. When this memo went to the BOE I had not input into it and wasn't asked or consulted about it. Understand it was their report to BOE; but it was a joint project. We jointly met with MUNIS and did training, but they didn't ask for my input on the memo. I've revisited this and have provided my thoughts on it. Did sit in on BOE meeting but wasn't allowed to participate unless asked a direct question. Did go through this with MUNIS: Ms. Murphy went over the software used by the Town and BOE. She also presented the project cost proposal. Price would be \$428,000; would take 18 months to two years to do. It will be a lot of work. Annual cost would be \$53,783. Cost of Alio and Frontline is \$99,701. Will pay for itself in savings of \$45,918 over 9 years. Takes time and effort on both parties. We can share positions and can help each other out. Not talking about taking over.
- Eddie Flaherty stated he is the account rep for Town for past year. Spent five years implementing MUNIS in Connecticut. Mr. Flaherty provided information on Tyler level brand. We have a 98% retention rate; number one is MUNIS ERP system. Have over 100 clients in Connecticut. The majority of clients chose to have both municipality and BOE in one system. Spent two years implementing MUNIS in the City of Hartford. MUNIS provides processing efficiencies. Our goal is to build connectivity.

- Councilor Camillo asked if this can take care of fleet and transportation department maintenance.
- Mr. Flaherty stated yes, you can if you have that particular program.
- Councilor Page thanked Mr. Flaherty for his detailed presentation; it's a lot to absorb. Did the BOE have any specific questions?
- Mr. Flaherty stated that the BOE only asked about payroll/HR side. Gave a brief presentation to them at BOE meeting to let them know what we did.
- Mayor DelBuono stated that the BOE did not ask him to attend and he was not allowed to speak, only answer questions when asked. Not allowed to do a presentation to the board.
- Ms. Murphy stated that is correct. Let chairperson know we would be in attendance to answer questions but were not encouraged to participate in the meeting.
- Councilor Page stated that this need is not coming from the BOE.
- Mayor DelBuono stated this was raised in Shared Services and she received information that the BOE is interested in looking at this again. Wanted to make sure that we had information to see if it made sense to send to back to Shared Services.
- Councilor Page stated we are speculating a lot tonight and it's important to have the BOE in attendance and get their input.
- Mayor DelBuono stated she will reach out to BOE to see how they want to proceed; perhaps set up a joint meeting or send back to Shared Services.
- Deputy Mayor Budrejko asked what ERP stands for.
- Mr. Flaherty stated it is enterprise resource planning; it is the full financial suite.
- Deputy Mayor Budrejko asked if they have experience converting data from Alio or Frontline.
- Mr. Flaherty stated that he doesn't have experience with Alio but they have done that with other municipalities. From project kickoff to end it can take anywhere from 12 to 18 months to convert depending on modules.
- Councilor Manke asked if most towns in CT have on system for town and BOE.
- Mr. Flaherty stated that the vast majority have one database. Some have two, but that's only for political reasons.
- Councilor Manke asked what other clients in the area do you work with have with both.
- Mr. Flaherty stated Enfield, Hartford, East Hartford, Wethersfield, Farmington.
- Councilor Manke stated there's a number of area towns around us that use this. If it works for Hartford it should work for us.
- Mr. Flaherty stated something that may take you 3 months may take Hartford six because of the amount of data. Three years ago Brookfield schools did the same thing we are proposing here.
- Councilor Manke asked if both sides maintain their autonomy. See comments on Facebook we are trying to take over BOE. It is two separate entities using the same system.
- Mr. Flaherty stated absolutely. Permissions are separated; the town payroll person isn't seeing the employees on the BOE and vice versa. There may be one or two admin who have total backend access to all data and that can even vary.
- Councilor Manke asked for a list of town that use MUNIS for both the BOE and town. Biggest thing that stands out is having the same system and will eliminate duplication efforts.
- Mayor DelBuono stated she was glad Eddie was able to be here and present this information. Would you be open to coming back again?
- Mr. Flaherty stated absolutely. Hopefully at some point in person again.

- Mayor DelBuono stated that there was a scheduling issue with the BOE this evening. Ironically the BOE was working on a request by the town manager tonight.
- Councilor Page asked if the finance office was short-staffed.
- Ms. Murphy stated that they haven't filled a part-time position. Do have a plan in place to fill that position and split it with the town manager's office. Didn't realize how much work she did. Have a plan to fill the position
- Councilor Page asked if the town manager and Ms. Murphy met with the director of finance for the BOE and superintendent regarding this.
- Ms. Murphy stated no, this was presented to them before and they didn't seem interested.
- Councilor Manke stated that if they had the same system, it would be much more streamlined and people wouldn't be overburdened and overworked.
- Ms. Murphy stated that they would have their system with their accounts and we would have ours. We would allow them to run reports and see everything that belongs to them on our side. In no way are we taking over, I have enough to do, we are not looking for that. All we are looking for is to gain efficiencies across the board to clear up reconciling items and dual work, that's all.
- Mayor DelBuono stated that when you were talking about the cost of implementation, and how it would pay for itself over 9 years, to me, it would pay for itself sooner than that in terms of cost savings and the number of hours of work that go into double inputting.
- Ms. Murphy stated that is something we didn't consider before and the BOE would save too. Yes they would have to learn a new system, and no, that's not easy, but in some ways the things they were doing before they wouldn't have to.
- Councilor Page stated that it seems in order to do something like this, we need to build better trust between the town side and the BOE side. It seems like there isn't much trust.
- Deputy Mayor Budrejko stated that from experience it seems that double input, multiple entry increase risk for error and issues reconciling. It is very important for the town to have autonomy and the BOE to have autonomy. The fact is, it's one pot of money that belongs to the taxpayers in Newington and whatever system allows us to manage it in the most efficient way to get transparent and proper reporting it seems to me having it housed in a system where data is accessible by those who need, at the time they need it, is critical.
- Mayor DelBuono asked James to share this information with the BOE chair and superintendent so they can share with the Board if they desire and to the Shared Services committee for their consideration as well.

VII. EXECUTIVE SESSION

A. Personnel §1-200(6)(A) – Town Manager Evaluation

Motion by Councilor Manke

RESOLVED,

That the Newington Town Council, in accordance with CGS §1-200(6)(A) hereby moves to go into Executive Session, and invites the Town Council members, the Mayor and Keith Chapman, Town Manager, if necessary, to discuss a Personnel issue: Town Manager.

Seconded by Councilor Radda. Motion passed 6-0 (*some Councilors adjourned to Executive Session*)

Council adjourned to Executive Session at 8:48 p.m.

Council returned to the Regular Meeting at 9:33 p.m.

VIII. CONSIDERATION OF OLD BUSINESS

B. Mid-Year Budget Transfers

- Ms. Murphy stated that this is just cleaning up accounts and moving funds.
- Councilor Manke stated that this is a standard procedure and we do it twice per year.
- Ms. Murphy stated that is correct; good time to do this before budget.

Motion by Councilor Radda

CERTIFICATION:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriations in General Fund, the amounts listed below:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
960	Contingency	\$199,810

Janet Murphy, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds to the following accounts in the General Fund:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
110	Town Council	\$2,170
150	Finance	\$14,900
170	Town Clerk	\$4,660
180	Personnel	\$14,960
190	General Services	\$7,000
210	Police Department	\$128,000
280	Hydrants	\$420
310	Engineering	\$2,500
420	Town Planner	\$5,200
450	Building	\$5,000
610	Human Services	\$7,500
810	Parks & Recreation	\$7,500

Seconded by Councilor Nagel. Motion passed 9-0.

Motion by Councilor Radda

CERTIFICATION:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriations in the Capital Improvement Fund, the amounts listed below.

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
30197-88411	Computer Replacement	\$1,636,324.89
30195-88121	Town Hall Irrigation System	\$10,425

Janet Murphy, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds in the Capital Improvement Fund to the following accounts in the Technology Fund and Capital Improvement Fund:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
3006	Transfer from Capital Improvement	\$1,636,324.89

30195-88111 **General Property Improvement** **\$10,425**

Seconded by Councilor Nagel. Motion passed 9-0.

Motion by Councilor Radda

CERTIFICATION:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriations in the CIP Building Fund, the amounts listed below.

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
31110-8550	Transfer to the General Fund	\$448,500

Janet Murphy, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds in the CIP Building Fund to the following account:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
11014-8220	Interest Expense	\$448,500

Seconded by Councilor Nagel. Motion passed 9-0.

C. Tax Assessment Fixing Agreements at 3333 Berlin Turnpike

- Steve Kosofsky stated that this a proposed two phase development at 3333 Berlin Turnpike. Phase 1 is retail; phase 2 is market rate apartments. It's a joint venture between Grossman Development and Criterion Development. They have requested this and we have been in discussion with them for the past several months. The combined complex is a total of \$82 million. It is a tax abatement over a 10-year period.
- Councilor Camillo asked what that came out to on a yearly take for the town.
- Ms. Kosofsky stated the combined net tax after the abatement would be approximately \$1.1 million.

Motion by Councilor Budrejko

TAX ASSESSMENT FIXING AGREEMENT FOR GROSSMAN DEVELOPMENT GROUP LLC AT 3333 BERLIN TURNPIKE

WHEREAS, Section 12-65b of the Connecticut General Statutes, as amended, provides, inter alia, that any municipality may enter into a written agreement with any party owning an interest in real property in such municipality fixing the assessment of the real property, and all improvements thereon or therein and to be constructed thereon or therein, for a period of not more than ten (10) years, provided the cost of such improvements to be constructed is not less than Ten Million Dollars (\$10,000,000.00) and are constructed for certain uses which include office, manufacturing, permanent or transient residential, retail, warehouse, storage or distribution, structured multilevel parking in connection with a mass transit system, and information technology, recreational facilities or transportation facilities; and

WHEREAS, Rocky River Realty Company owns an interest in the property set forth above in Newington, Connecticut ("Property"). Said property is more particularly bounded and described as set forth in Schedule A to be attached hereto and made a part hereof; and

WHEREAS, Grossman Development Group LLC has indicated its intent, if it receives the tax benefits herein provided for, to construct improvements to the Property which will permit it to locate a multi-tenant retail center, and

WHEREAS, such improvements consist of no less than 79,000 square feet of new construction; and

WHEREAS, said Facility, will contain approximately Twenty-Two Million Dollars (\$22,000,000.00) of fully taxable real property upon completion; and

WHEREAS, the Facility as proposed, will meet the conditions and requirements for entering tax assessment agreements contained in Section 12-65b of the Connecticut General Statutes, as amended; and

WHEREAS, as an inducement to Grossman Development Group LLC to construct the improvements, the Town deems it desirable to enter into an agreement fixing the assessment with respect to the improvements; and

WHEREAS, the Town, Rocky River Realty Company and Grossman Development Group LLC each have full right and lawful authority to enter into this agreement.

NOW, THEREFORE, BE IT RESOLVED:

That a tax assessment fixing agreement with Rocky River Realty Company and/or Grossman Development Group LLC is hereby approved in accordance with Section 12-65b of the Connecticut General Statutes, as amended, and Keith Chapman, Town Manager, is authorized to execute an agreement on behalf of the Town, once all required approvals have been granted.

Seconded by Councilor Camillo. Motion passed 9-0.

Motion by Councilor Page

TAX ASSESSMENT FIXING AGREEMENT FOR CRITERION DEVELOPMENT PARTNERS LLC AT 3333 BERLIN TURNPIKE

WHEREAS, Section 12-65b of the Connecticut General Statutes, as amended, provides, inter alia, that any municipality may enter into a written agreement with any party owning an interest in real property in such municipality fixing the assessment of the real property, and all improvements thereon or therein and to be constructed thereon or therein, for a period of not more than ten (10) years, provided the cost of such improvements to be constructed is not less than Ten Million Dollars (\$10,000,000.00) and are constructed for certain uses which include office, manufacturing, permanent or transient residential, retail, warehouse, storage or distribution, structured multilevel parking in connection with a mass transit system, and information technology, recreational facilities or transportation facilities; and

WHEREAS, Rocky River Realty Company owns an interest in the property set forth above in Newington, Connecticut ("Property"). Said property is more particularly bounded and described as set forth in Schedule A to be attached hereto and made a part hereof; and

WHEREAS, Criterion Development Partners LLC has indicated its intent, if it receives the tax benefits herein provided for, to construct improvements to the Property which will permit it to locate a multi-unit residential development consisting of 269 units, and

WHEREAS, such improvements consist of no less than 314,000 square feet of new construction; and

WHEREAS, said Facility, will contain approximately Sixty Million Dollars (\$60,000,000.00) of fully taxable real property upon completion; and

WHEREAS, the Facility as proposed, will meet the conditions and requirements for entering tax assessment agreements contained in Section 12-65b of the Connecticut General Statutes, as amended; and

WHEREAS, as an inducement to Criterion Development Partners LLC to construct the improvements, the Town deems it desirable to enter into an agreement fixing the assessment with respect to the improvements; and

WHEREAS, the Town, Rocky River Realty Company and Criterion Development Partners LLC each have full right and lawful authority to enter into this agreement.

NOW, THEREFORE, BE IT RESOLVED:

That a tax assessment fixing agreement with Rocky River Realty Company and/or Criterion Development Partners LLC is hereby approved in accordance with Section 12-65b of the Connecticut General Statutes, as amended, and Keith Chapman, Town Manager, is authorized to execute an agreement on behalf of the Town, once all required approvals have been granted.

Seconded by Councilor Camillo. Motion passed 9-0.

- Mayor DelBuono stated this is quite an agreement we've reached. Mr. Chapman, Mr. Kosofsky and staff have worked hard on this but make it look effortless and have brought in this project. One hundred million dollar projects are unheard of in our town and it's amazing that these companies are looking to settle in our community and that is from all the hard work on this by Mr. Chapman and Mr. Kosofsky and other staff members. I greatly appreciate your efforts and I just want you to know how much we appreciate you working on this and brining this forward to us. The public looks at this as an abatement, but we know well that property did not bring in nearly a million dollars a year, undeveloped, so this is really a win-win for us and the developers. As the mill rate changes, the tax amount will change as well.
- Councilor Page stated he echo's the Mayor's comments. Would like to thank Mr. Chapman and Mr. Kosofsky and everyone involved. This is a wonderful for our town.
- Mayor DelBuono stated that this isn't a common practice, but in the surrounding towns it's becoming more and more common to see these types of abatements to encourage development. I'm glad we're considering it here and making this work for our community.

D. Town Manager Evaluation

Motion Councilor Manke

RESOLVED:

That reflective of the Town Manager's performance during the COVID-19 pandemic, the Town Council hereby authorizes an individual bonus of \$30,000 in addition to the current salary of Keith Chapman, Town Manager.

Seconded by Councilor Camillo. Motion passed 8-1 (roll call vote)

- Councilor Page stated that he will be voting no on this tonight. I did not evaluate Mr. Chapman and don't feel I have a say in any bonus. Also, when the evaluation was done, this should have been taken up before the election and not after.

E. Initiate Charter Revision Process

- Town Clerk Krupienski stated that no action is proposed tonight. Just a reminder to the public and council that we are coming up on the deadline in order to properly place membership for the commission otherwise it will disband itself on the 24th. So with any luck we will have members placed on the 22nd, as well as a charge that we can place to the commission to begin their work.

IX. NEW BUSINESS (Action May Be Taken by Waiving the Rules)

C. Anna Reynolds School PCR Submission – Authorization to Bid

- Steve Woods, PBC Chairman stated he will be as brief as possible. With me tonight is Marnie Liska, with CT Services Group (Owner's Project Manager); Jennifer Mangiagli with Kaestle Boos (Architect); and Tom DeMauro with Newfield Construction (Construction Manager). It's been a long process; getting down to crunch time. Going to present some information to you; key we get your approval so we can go out to bid at the end of the month so we can have the first round of construction begin after school gets out this year in June 2022. We are on schedule and we are on budget. We expect it to come in on budget and if it doesn't we do have contingencies in place. It is key we get your approval at the next meeting so we can go out to bid.
- Marnie Liska provided a current cost estimate from Newfield Construction. They have provided three separate estimates (schematic design, design development and construction document) over the past 6-9 months, as the design has progressed. The budget is arranged by design fees, soft costs, FF&E, and construction costs. Tracking about \$30 million for hard construction costs and the balance of the \$35 million being soft costs and owner contingency of \$1.4 million, which is 4%. We do have deduct options primarily in the design of the courtyard. Column A is original design estimate.
- Mr. Woods stated that he wanted to be clear, we are on budget. We have set up safeguards in case something happens when the bids come in since we don't know where they will come in at. But we do have a balanced budget right now. Councilor Radda and Councilor Camillo have been very helpful in getting us here.
- Mayor DelBuono stated this is great news, for sure.
- Councilor Donahue asked if could get a copy of the budget.
- Mr. Woods stated yes, they will email it to all of the council members.
- Councilor Manke stated the action you are asking us to approve is to allow you to go out to bid. Once they come in, you'll be able to see where bids come in compared to the budget.
- Mr. Woods stated that is correct. We will then let you know where we are as compared to our budget prior to going out and there will be a guaranteed maximum price put in front of you by the construction manager that you need to agree to before contracts can be signed.
- Councilor Manke asked how confident are you that the bids will come in where you budgeted them.
- Ms. Woods stated that they are basing it on bids that they see. Newfield Construction is one of the larger school contractors in the CM field. We are pretty confident in the numbers we have.
- Councilor Manke thanked the committee for all their hard work. Appreciate all the work you have done.
- Councilor Page thanked Mr. Woods and the committee for their hard work. Is it commons to have such a big difference in the budget numbers?
- Mr. Woods stated each project is ebb and flow. There's a design contingency built in, so as some grow, others shrink. At some point we will have fixed costs; some we know, some we have already put out to bid. We're going out to bid early spring which usually means you get aggressive bids.
- Deputy Mayor Budrejko asked if they anticipate any delays based on the supply chain issues.

- Mr. DeMauro stated that is a good question. We are seeing some delays. You never know what is going to get hung up, and have taken measures to schedule around things and are adjusting the schedule accordingly. It is going to be a challenge, for sure.

D. Recommended Changes to the Town Council Rules of Procedure

- Councilor Manke stated that he, Councilor Page and Councilor Donahue met and came up with these changes. It was a fast and productive meeting. In §4, we added “and/or virtually”. Other changes include in Section 8, we added “on the website, in the Town Clerk’s Office; the is a big change in Section 9, we changed the order of our meetings keeping in mind we sometime run late and can’t take action on items we need to vote on; we put in spot for presentations; resignations/etc., are now in the middle of meeting between old and new business; under remarks by councilors – informational items, where we can make announcements. We are changing public participation before old business; first public participation changed from 4 minutes to 3 minutes based on the fact hardly anyone goes over three minutes; highlighted where to send correspondence; under voting spelled out issue with procedure with waiver. In virtual format all cameras and microphone shall be active. For Executive Session in virtual meeting councilor must be in a private location. Under Councilor Expectations when a member attends virtually, their camera shall be active at all times and mic active when recognized by Chair to speak. Those are the rules proposed; we think this will make the meetings go smoother.
- Councilor Page thanked James for his help on this as well.
- Councilor Manke stated that his was James’ idea to change the order of the meeting.
- Deputy Mayor Budrejko asked when we got a lot of letters in the past, were they every actually read everybody’s name and address or did we just way we received 25 letter pro and 12 against. I don’t recall. It’s a good requirement that we do this. I just don’t ever recall us reading names and addresses of people who sent in letters.
- Town Clerk Krupienski stated that we have done that previously I believe for the Anna Reynolds bonding issue we listed people’s name, address and whether they were for or against. When I started in 2017 we were actually reading smaller amounts of letters and emails that were received before the meetings. It has been a previous practice, but not as often since we changed the rules in 2020.
- Deputy Mayor Budrejko stated that the rule now is that we’re not reading them into the record?
- Town Clerk Krupienski stated that is correct.
- Deputy Mayor Budrejko stated that even if only one letter comes in we are not going to read it, we are just going to say we received a letter from Joe Smith, Edmond Street and it will be attached to the record.
- Town Clerk Krupienski state that is correct.
- Councilor Manke wanted to point out that they all read the correspondence, they just don’t read them into the record.
- Deputy Mayor Budrejko stated that that it should be clear that a letter counts as a public participation, just to make it clear.

Motion by Councilor Manke to hereby allow action upon new business items for voting in excess of 10:30 p.m. Second by Councilor Page. Motion passed 9-0.

X. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)

A. Resignation – Board of Ethics

Motion by Councilor Manke

RESOLVED:

That the Newington Town Council hereby accepts the resignation of Gavin Donahue, as a member of the Board of Ethics, in accordance with a letter received January 26, 2022, and effective January 22, 2022.

Seconded by Councilor Nagel. Motion passed 9-0.

B. Resignations – Board of Parks & Recreation

Motion by Councilor Manke

RESOLVED:

That the Newington Town Council hereby accepts the resignation of Michael Karanian, as a member of the Board of Parks and Recreation, in accordance with email correspondence dated February 1, 2022, and effective immediately.

Seconded by Councilor Braverman. Motion passed 9-0.

Motion by Councilor Manke

RESOLVED:

That the Newington Town Council hereby accepts the resignation of Roberta Byron-Kolej, as a member of the Board of Parks and Recreation, in accordance with email correspondence dated February 2, 2022, and effective immediately.

Seconded by Councilor Radda. Motion passed 9-0.

C. Appointments – Various Boards

Motion by Councilor Manke

RESOLVED:

That the Newington Town Council here by makes the following appointment(s):

Employee Insurance and Pension Benefits Committee

9 members: 5 specialists, 2 NTC, 2 BOE: 2 alternates
2-year term (specialists)
Party Max.: 6 members, 1 alternate

Name	Address	Party	Term	Replaces
David Johnson Specialist	17 Cinnamon Road	R	2/8/2022 – 11/30/2023	Reappointment – Self DeFacto term

Environmental Quality Commission 2016

7 members: 5 Public, 2 Industry, 2 NTC Liaisons
2-year term
Party Max.: 5

Name	Address	Party	Term	Replaces
Jean Kappes Public Member	92 Goodale Drive	R	2/8/2022 – 11/30/2025	Vacancy, Resignation of J Slater

Board of Ethics

7 Members: 2 Republicans; 2 Democrats; 3 Unaffiliated 2 Alternates

Name	Address	Party	Term	Replaces
Kristen Wagner Member	217 Beacon Street	R	2/8/2022 – 11/30/2025	Reappointment – Self DeFacto Term

Parks and Recreation Board

11 members; 4-year term
Party Max.: 7

Name	Address	Party	Term	Replaces
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Thomas Gill Member	66 Highland Street	R	2/8/2022 – 11/30/2025	Replaces Term Expiration of B DeBlasio
Richard Dasilva Member	485 Connecticut Avenue	R	2/8/2022 – 11/30/2023	Vacancy, Resignation of R Byron-Kolej

Standing Insurance Committee

9 members, 2 NTC, 2 BOE, 2 Casualty/Claim or Engineering, 3 Underwriters; 2 alternates

2-year term

Party Max.: 6

Name	Address	Party	Term	Replaces
David Johnson Underwriter	17 Cinnamon Road	R	2/8/2022 – 11/30/2023	Reappointment – Self DeFacto Term

Seconded by Councilor Nagel. Motion passed 9-0.

XI. REFUNDS (Action Requested)

- A. Approval of February 8, 2022 Refunds for an Overpayment of Taxes

Motion by Deputy Mayor Budrejko

RESOLVED:

That property tax refunds in the amount of \$2,077.96 are hereby approved in the individual amounts and for those named on the “Requests for Refund of an Overpayment of Taxes,” certified by the Revenue Collector, a list of which is attached to this resolution.

Seconded by Councilor Braverman. Motion passed 9-0.

XII. MINUTES OF PREVIOUS MEETINGS

- A. October 13, 2020 Public Hearing Minutes
- B. January 25, 2022 Regular Meeting Minutes

Motion by Councilor Manke to accept the minutes of the October 13, 2020 Public Hearing and January 25, 2022 Regular Meeting. Seconded by Councilor Radda. Motion passed 9-0.

XIII. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER

- Town Clerk Krupienski, through a request by Councilor Page, we have provided a list of updated solar projects throughout town.

XIV. COUNCIL LIAISON/COMMITTEE REPORTS

- Councilor Nagel attended CROG meeting last week – drafting a 5 year plan, to include Hartford Rail Line and funding. Presentation of grants available for transportation and infrastructure investments, involving local and states funds, but no funding as of now. There was a discussion concerning waste with MIRA closing. The state will continue to have virtual meetings. Fourteen members of the legislature of opted not to run again.
- Councilor Radda attended the Economic Development meeting with Councilor Budrejko – discussed beautification flower pots and plantings; possible collaboration with the Chamber. Possible something going on at old Best Market site. Discussed small business grants. Councilor Camillo and I are on Anna Reynolds Building Committee – on budget, on track, hope to get things out to bid soon.

**XV. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)
(3 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)**

- Mayor DelBuono stated she received an email from David Horrigan, 30 Candlewyck Drive (attached hereto).

- Rose Lyons, 46 Elton Drive thinks dropping public participation in the beginning from 4 minutes to 3 minutes is a poor decision; already eliminated reading of emails and letters. When meetings are in person can't wait to get to podium. MUNIS discussion, bad enough past 10 years BOE and town council keep blaming each other; just get together and have meaningful discussion. BOE meeting was scheduled on December 15th. A \$30,000 bonus to town manager during COVID, not privy to what he's done; knows what he hasn't done. Maybe he can use that money wisely and look for a home here in Newington, CT.
- Sue Mazzocoli, 149 Harris Drive addressed resignations from different commissions, please remove my name from the list on the town's website.
- John Trister, 81 Woodland Street thanked everyone for their service. A \$30,000 bonus is 37% of average household income; town manager already makes more than \$60,000 of average incomes, \$30,000 half of teacher's salary in town. Town manager requested zero % budget increase from BOE.

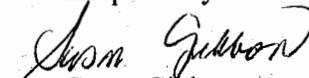
XVI. REMARKS BY COUNCILORS

- Councilor Page stated he is still very interested in looking at train station on Cedar Street; there is a lot of data out there since 2019; we have a moral obligation and need to look at public transportation regarding climate change. Appreciate green policies we're promulgating in town. The train station will open up economic development for the town. Tremendous opportunity connecting us to New York and eventually to Boston. Think of the possibilities and opportunities. Need to work with region to drive development in that area. The train stop is a logical nature addition to that. Look forward to public discussion on this. I also am concerned by lack of trust between the Board of Education and the town; need to work bipartisan, collaborate, reduce tension and build trust. We need to find a way to compromise. COVID is driving teachers out of education right now. Thanks to Chief Clark and the entire police department for keeping us safe and express gratitude to all first responders for their service.
- Councilor Manke stated that we can discuss those items at next agenda setting which is next week; need more information regarding the train station. Fact finding is important.
- Councilor Camillo stated Councilor Page keeps mention the lack of trust between the BOE and council, she plays politics, just like you. She likes to stir the pot, you've got to stop, leave the Ds and Rs at the curb, please. When we are sitting here let's work together and it doesn't seem to be working that way and you've only been here a short time. So please, going forward think about that before you start talking.
- Mayor DelBuono stated in terms of the train station, there is support, last time this was discussed we were given a 10-year time table for funding. Public hearing may be premature. Asked the town manager to follow up with the town planner. Regarding the town manager bonus, it is not COVID related money, the money is coming from assistant town manger line item in budget.

XVII. ADJOURNMENT

Motion to adjourn by Councilor Manke. Seconded by Councilor Braverman. Motion passes unanimously. The meeting adjourned at 10:47 p.m.

Respectfully submitted,


Susan Gibbon
Council Clerk